

# APPENDIX F: ANNEXATION PLAN, POLICY, AND PROGRAM

## A Resolution

Adopted Resolution No. 2598

### ADOPTING AN ANNEXATION PLAN FOR THE CITY OF FORT WORTH

**WHEREAS**, the 76<sup>th</sup> Texas Legislature adopted SB 89, which made substantial amendments to the Texas Annexation Act, Chapter 43, Texas Local Government Code, effective September 1, 1999;

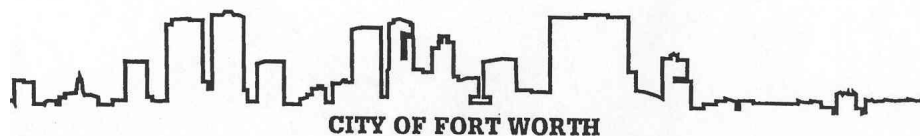
**WHEREAS**, Section 17(b) of SB 89 requires that each city adopt an annexation plan on or before December 31, 1999, that includes territory the city plans to annex three years from the date the territory is placed in the plan in accordance with Section 43.052, Texas Local Government Code;

**WHEREAS**, SB 89 provides several exceptions that authorize cities to annex territory without placing the territory in an annexation plan;

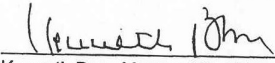
**WHEREAS**, for the foreseeable future, annexations contemplated by the City of Fort Worth come within one or more of these exceptions;

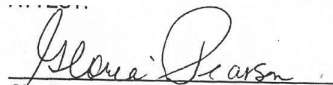
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH:**

That the City Council has reviewed the future expansion needs of the City and the prospects for development within the City's extraterritorial jurisdiction. After studying the effects of amendments to the Texas Annexation Act enacted by SB 89, 76<sup>th</sup> Texas Legislature, the City Council has determined that, at this time, the City does not intend to annex any territory that is required to be in an annexation plan in order to be annexed. The City Council reserves the right to amend this annexation plan in the future to add territory for annexation.

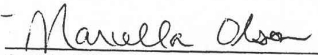


This annexation plan is approved this 14<sup>th</sup> day of December, 1999, and shall become effective on December 31, 1999.

  
Kenneth Barr, Mayor of the City of Fort Worth

  
City Secretary

APPROVED AS TO FORM AND LEGALITY:

  
Assistant City Attorney

Amend - ment No.	Resolution No.	Adoption Date	Action
3	2884	10/29/2002	Added Eagle Mountain Zone (7,744 acres) and 287 Zone (1,238 acres).
6	3097	06/22/2004	Removed Eagle Mountain Zone (1,238 acres) to execute agreement for provision of services in lieu of annexation.
17	3297	12/13/2005	Added 537 acres out of Jose Chirino Survey. (Area 8-1)
18	3298	12/13/2005	Added 178 acres out of the Jesse Billingsley Survey. (Area 8-3)
19	3557	11/27/2007	Added 304 acres east of N. Beach St. and south of Keller Hicks Rd. (Area 15)
20	3558	11/27/2007	Added 489 acres east of Old Denton Rd. and north of Golden Triangle Rd. (Area 12)
21	3575	01/22/2008	Removed 23 acres from Area 12 to facilitate owner-initiated annexation.
22	3623	06/03/2008	Removed 68 acres from Area 12 to facilitate owner-initiated annexation.
23	3717	03/10/2009	Remove 82 acres from Area 15 to allow additional annexation notice.
24	3900	07/13/2010	Added 82 acres from Area 15-2 to 3-Year Annexation Plan.
25	4013	08/02/2011	Added 64 acres from Area 18 to 3-Year Annexation Plan.
26	4262	11/12/2013	Added 181 acres from Area 38 to 3-Year Annexation Plan.

## ANNEXATION POLICY

*Approved by the City Council on September 7, 2004, by adoption of Resolution No. 3120.*

### I. PURPOSE AND INTENT

The City of Fort Worth seeks to annex property within its extraterritorial jurisdiction for the following purposes:

- To promote orderly growth by facilitating long-range planning for the provision of municipal services and by applying appropriate land use regulations, development standards, property maintenance standards, fire codes, construction codes and environmental regulations.
- To diversify the economic base and create job opportunities by annexing property for commercial and industrial development.

To fulfill these purposes, the City has formulated this annexation policy in order to:

- Provide the City Council with more specific, objective, and prescriptive guidance for making annexation decisions.
- Enable the City to be more proactive in identifying areas for annexation by providing for an annually updated five-year annexation program.
- Provide for meaningful public participation in formulating the annexation program as part of the annual update of the City's Comprehensive Plan.

### II. DEFINITIONS

**Annexation** – The legal process by which a city extends its boundaries. A city may annex property only within its extraterritorial jurisdiction, unless the city owns the area.

**Annexation Plan** – A document required by Texas Local Government Code, Section 43.052, identifying certain kinds of areas that a city intends to annex.

1. The plan must identify any areas with 100 or more separate lots or tracts of land containing residential dwellings that the city intends to annex, unless more than 50 percent of the property owners request annexation.
2. The plan may also identify other areas.
3. Areas that are identified in the plan may only be annexed three years after the plan is adopted.

**Annexation Policy** – A set of guidelines for making annexation decisions.

**Annexation Program** – An annually updated document identifying areas that the City wishes to consider for initiation of annexation during the succeeding five-year period. The annexation program expresses the City's intent to consider specific areas for annexation, but is not legally binding. Inclusion of an area in the program does not obligate the City to annex that area, nor does exclusion of an area from the program prevent the City from annexing the area.

**Certificate of Convenience and Necessity** – A utility service area permit authorizing a specified utility to be the sole service provider.

**Disannexation** – The legal process for a city removes an area from its boundaries.

**Enclave** – An area within the City's extraterritorial jurisdiction that is surrounded by the corporate limits of the City of Fort Worth and/or the corporate limits or extraterritorial jurisdiction of other municipalities.

**Extraordinary Economic Development Project** – A commercial or industrial project that is eligible for property tax abatement under the City's tax abatement policy as set forth in the Comprehensive Plan.

**Extraterritorial Jurisdiction (ETJ)** – Unincorporated area extending generally five miles from the city limit, excluding other incorporated municipalities and their ETJ, in which the City has the authority to annex property.

**Full Municipal Services** – Services provided by an annexing municipality within its full-purpose boundaries, including water and wastewater services and excluding gas or electrical service. The City of Fort Worth provides the following services, including but not limited to: fire and police protection; emergency medical services; access to water and wastewater services unless such services are provided by another utility; solid waste collection; operation and maintenance of parks, publicly-owned facilities, and streets; library services; drainage and storm sewer maintenance; enforcement of environmental health, zoning and subdivision ordinances; enforcement of building and construction codes; and inspection services.

**Full-Purpose Annexation** – The legal process for annexing an area in order to provide full municipal services. The city enforces all ordinances, provides services as provided by law, and assesses property taxes and sales taxes.

**Growth Center** – An area that contains, or has the capacity to contain, compact, higher intensity urban land uses, as designated by the City Council in the City's Comprehensive Plan. There are two types of growth centers:

- **Mixed-Use Growth Centers** – A highly urbanized area that has many characteristics of a downtown: a concentration of jobs, housing units, schools, parks, and other public facilities, public transportation hubs, pedestrian activity and a sense of place. This mix of uses supports sustainable development, which seeks to balance access, mobility, affordability, community cohesion, and environmental quality.
- **Industrial Growth Center** – An area consisting primarily of industrial and commercial uses, with a high concentration of jobs, mostly industrial in nature. Other related and supporting uses include office space and services. Unlike mixed-use growth centers, residential uses are generally discouraged within industrial growth centers.

**Infrastructure** – Facilities necessary to provide city services, usually referring to physical assets such as streets and utility lines.

**Limited-Purpose Annexation** – The legal process for annexing an area in order to provide only certain regulatory services for a specified period of time. Cities with populations of more than 225,000 have the authority to annex property for limited purposes. Cities may enforce planning, zoning, health and safety ordinances in areas annexed for limited purposes, but do not collect property or sales taxes or provide full municipal services. Residents may vote in city council elections and charter elections, but may not vote in bond elections or be elected to a city office.

**Long-Term Development** – Planned construction of residential, commercial and/or industrial uses that is anticipated to occur beyond a three-year timeframe.

**Municipal Utility District** – A political subdivision providing water, sewerage, drainage and/or other municipal services within a specified geographic area.

**Planning Study** – A document prepared by a municipality, pursuant to Section 43.123 of the Texas Local Government Code, prior to annexing an area for limited purposes, which identifies projected development; the need for annexation; the impact of annexation on surrounding residents, landowners, and businesses; and the proposed zoning of the area.

**Protest Petition** – A statement expressing opposition to a proposed City-initiated annexation and containing the signatures of property owners representing 50 percent or more of the parcels within the territory to be annexed and 50 percent or more of the land area within that territory.

**Regulatory Plan** – A document adopted by the City Council, pursuant to Section 43.123 of the Texas Local Government Code, at the time an area is annexed for limited purposes, which identifies the planning, zoning, health and safety ordinances that will be enforced in the area and states the date by which the city will annex the area for full purposes.

**Service Plan** – A document adopted by the City Council, pursuant to Sections 43.056 and 43.065 of the Texas Local Government Code, describing the schedule for a municipality to provide full municipal services to an area annexed for full purposes. On the effective date of annexation, a municipality must provide: police and fire protection; emergency medical services; solid waste collection; operation and maintenance of water and wastewater facilities in the area that are not within the service area of another water or wastewater facility; and operation and maintenance of roads and streets (including lighting), parks, playgrounds, swimming pools and other publicly owned facilities, buildings or services if those services are provided by the municipality within its corporate boundaries. A municipality must provide full municipal services, which means all services provided within the city including water and wastewater services, within 2½ years after annexation but may extend the

deadline to 4½ years after annexation for services that cannot reasonably be provided within 2½ years.

**Urban Development** – Development requiring water, sewerage and other municipal services to promote public health, safety and welfare. It may include residential development with a density equal to or greater than one dwelling unit per acre, as well as commercial and industrial development.

### III. ANNEXATION CRITERIA AND PROCEDURE

#### A. Full-Purpose Annexation

The City will consider full-purpose annexation of any area within its extraterritorial jurisdiction if and only if the area meets one or more of the following five criteria:

1. Enclave: The area meets both of the following conditions:
  - a. The area is an enclave and the City and its citizens would benefit from a logical city limit boundary that provides for the orderly and efficient provision of services; and
  - b. The City is able to provide municipal services upon annexation in accordance with State law, without negatively impacting service provision within the city.
2. Urban Development: The area meets all three of the following conditions:
  - a. The City is aware of or anticipates development activity of an urban nature in the area; and
  - b. The City is able to provide municipal services upon annexation in accordance with State law, without negatively impacting service provision within the city; and
  - c. The City has determined through an appropriate analysis of prospective revenues and expenditures, as described in Section V (Preparation of Fiscal Impact Analysis) below, that cumulative revenues will exceed cumulative expenditures for each affected budget fund over the 10-year period immediately following annexation, or over a longer period as appropriate for long-term development.
3. Growth Center: The area meets all three of the following conditions:
  - a. The area encompasses a designated growth center and thus requires urban services to develop as planned; and
  - b. The City is able to provide municipal services upon annexation in accordance with State law, without negatively impacting service provision within the city.
  - c. The City has determined through an appropriate analysis of prospective revenues and expenditures, as described in Section V (Preparation of Fiscal Impact Analysis) below, that cumulative revenues will exceed cumulative expenditures for each affected budget fund over the 10-year period immediately following annexation, or over a longer period as appropriate for long-term development.

4. Adverse Impact: The area meets both of the following conditions:
  - a. Without annexation, potential development activity is likely to have an adverse fiscal or environmental impact on the City due to unregulated land uses and the City's inability to enforce development standards, building codes, and environmental regulations; and
  - b. The City is able to provide municipal services upon annexation in accordance with State law, without negatively impacting service provision within the city.
5. Option to Expand: The area meets both of the following conditions:
  - a. Without annexation, interested parties may incorporate one or more separate municipalities or take other legal actions that might be detrimental to the City's orderly growth.
  - b. The City is able to provide municipal services upon annexation in accordance with State law, without negatively impacting service provision within the city.

In accordance with Sections 43.056 and 43.065 of the Texas Local Government Code, the Planning and Development Department shall prepare a service plan that provides for the extension of full municipal services to each area to be annexed for full purposes. The Planning and Development Department shall prepare the service plan after the City Council establishes the annexation timetable and shall make the plan available to the public for review and comment in advance of required public hearings. The City shall adopt the service plan by ordinance at the time the City annexes the area for full purposes.

#### **B. Limited-Purpose Annexation**

The City will consider limited-purpose annexation of any area if one or more of the five criteria in section A (Full-Purpose Annexation) above are met, and if either of the following two criteria is also met:

1. Populated Area: The area contains 100 or more separate lots or tracts of land containing residential dwellings and thus must be included in the municipal annexation plan three years prior to full-purpose annexation per State law. The area would be considered for limited-purpose annexation so that the City might control land use and the quality of development in that populated area, pending full-purpose annexation.
2. Long-Term Development: The area is proposed for long-term development. The City will determine the feasibility of entering into an agreement with the property owner(s) for limited-purpose annexation so as to establish the timing of full-purpose annexation. The agreement may provide for the property to be annexed for full purposes in phases.

#### **C. General Provisions**

The following provisions apply to all proposed full- and limited-purpose annexations:

1. As a prerequisite for any proposed annexation, the City Manager shall certify that the proposed annexation would have no adverse effect upon the provision of municipal services within the City.
2. The City will annex any rights-of-way that are adjacent to and provide access to annexed property.

#### **D. Protests of City-Initiated Annexation**

1. Annexations Included in Annexation Plan: For any City-initiated annexation included in the annexation plan, the City shall comply with Sections 43.0562 and 43.0564 of the Texas Local Government Code as they prescribe procedures for negotiations and arbitration regarding the provision of municipal services.
2. Annexations Not Included in Annexation Plan: For any City-initiated annexation not included in the annexation plan, and not subject to any of the exemptions in paragraph 4 of this section, affected property owners may submit a protest petition to the Planning and Development Department prior to the date of the second City Council public hearing on that annexation. The Planning and Development Department shall determine the validity of this protest petition within 15 days of receipt. If the Planning and Development Department determines that the petition is valid, the City at that time shall request the petitioners to select five representatives to serve on a committee with City representatives to prepare the service plan (in the case of full-purpose annexation) or the regulatory plan (in the case of limited-purpose annexation). The service plan or the regulatory plan, as applicable, shall document any objections that have been expressed by a majority of the petitioners' representatives on this committee. In any decisions regarding the proposed annexation, the City Council shall take under advisement the City's receipt of the protest petition and all deliberations pertaining to the service plan or the regulatory plan, as applicable.
3. Third-Party Fiscal Impact Analysis: At the request of affected property owners, through a valid protest petition as defined herein, the City shall hire an independent certified public accountant to conduct a third-party fiscal impact analysis using the methodology set forth in Section V of this policy. This provision for third-party fiscal impact analysis shall not apply, however, to City-initiated annexations that are subject to any of the exemptions in paragraph 4 of this section.

4. Exemptions: The following kinds of annexation areas shall be exempt from the provisions of paragraphs 2 and 3:
  - Street rights-of-way;
  - Enclaves existing as of the date of adoption of this policy (see Map 1, attached), with fewer than 100 lots or tracts containing residential dwellings;
  - Interjurisdictional boundary adjustments;
  - Areas with environmental conditions that pose an imminent threat to public health and safety, as determined by the City Council;
  - Areas that are subject to extraordinary economic development projects; and
  - Areas with the minimum length and width necessary to provide contiguity with the city limits for owner-initiated annexations.

#### IV. DISANNEXATION

In accordance with Section 43.141 of the Texas Local Government Code, a majority of the qualified voters of an annexed area may petition the City Council to disannex the area if the City fails to provide services to the area within the period specified by the service plan. Similarly, the City may seek to disannex an area if it determines that it is unable to provide municipal services to that area in accordance with State law.

#### V. PREPARATION OF FISCAL IMPACT ANALYSIS

For any proposed annexation, the Budget Office, in cooperation with other pertinent departments, shall conduct a fiscal impact analysis that considers prospective revenues and expenditures for both the General Fund and the Water and Sewer Fund. The Budget Office shall prepare a fiscal impact report for review by the City Council, and shall make such report available for public review upon request.

##### A. Revenues

The following revenues shall be considered:

1. Property taxes to be generated by existing land uses, based on Tarrant Appraisal District assessed values and the City's current property tax rate.
2. Property taxes to be generated by proposed land uses, based on anticipated assessed values and the City's current property tax rate.
3. Sales taxes.
4. Other General Fund revenues including: Other Local Taxes, Licenses and Permits, Fines and Forfeitures, Use of Money and Property, Service Charges, and Other Revenue.
5. Water and wastewater tap and impact fees
6. Water and wastewater service fees.

##### B. Expenditures

The following expenditures shall be considered:

1. Operation and maintenance costs for all municipal services.
2. Required capital improvements.

##### C. Analysis Timeframe

The number of years in the analysis shall be based on the estimated build-out of the development, the repayment timetable for any debt assumed in the analysis, or 10 years, whichever is longer.

##### D. Per Capita Data Sources

For budget information, the most recently adopted Annual Budget shall be used. For total population and land use data, the most recently adopted Comprehensive Plan shall be used.

##### E. Population Estimate

To estimate population for an area, the number of housing units proposed for construction or annexation shall be multiplied by the average household size for Fort Worth, or for a comparable area within Fort Worth, according to the latest U.S. Census.

##### F. Methodology

1. Areas with Existing or Proposed Development: If an area is fully developed, or substantially undeveloped but subject to an approved concept plan and/or preliminary plat, the analysis shall be based on the following guidelines.
  - a. For any undeveloped areas, the anticipated rate of development shall be based on the construction timetable provided by the property owner.
  - b. Sales tax revenues and other General Fund revenues (item A 4 above) shall be estimated on a per capita or per acre basis, as appropriate.
  - c. Water and wastewater revenues shall be based on existing land uses and any proposed land uses provided by the property owner.
  - d. Expenditures shall be estimated on a per capita, per acre, or per linear foot basis, as appropriate, unless actual costs can be determined.
2. Other Areas: If an area is undeveloped and not subject to an approved concept plan or preliminary plat, the analysis shall be based on the following guidelines.
  - a. The mix of land uses shall be as depicted in the Comprehensive Plan.
  - b. The anticipated rate of development shall be based on the annual growth rate for the pertinent planning sector of the city.
  - c. Sales tax revenues and other General Fund revenues (item A 4 above)

- shall be estimated on a per capita or per acre basis, as appropriate.
- d. Water and wastewater revenues shall be based on the future land use identified in the Comprehensive Plan.
- e. Expenditures shall be estimated on a per capita, per acre, or per linear foot basis, as appropriate, unless actual costs can be determined.

#### **G. Timing for Preparation of Fiscal Impact Analysis**

1. Annexations Initiated by Property Owners: Upon receipt of a valid annexation petition and application, the Budget Office shall conduct the fiscal impact analysis within 30 days and prior to the City Council public hearing on establishing the annexation timetable. As an alternative, the City will verify the accuracy of the fiscal impact analysis submitted by the property owners prior to initiating the annexation process.
2. Annexations Initiated by the City: The City will conduct the fiscal impact analysis prior to scheduling the required City Council public hearing on establishing the annexation timetable.

### **VI. PREPARATION OF FIVE-YEAR ANNEXATION PROGRAM**

The Planning and Development Department and other pertinent departments, shall prepare an annexation program that identifies areas that the City wishes to consider for initiation of annexation during the succeeding five-year period. The program shall be incorporated into the City's Comprehensive Plan, and revised as part of the annual update.

The program will estimate the year in which each proposed annexation might occur. In preparing its capital improvement program and annual operating budget, the City shall determine the feasibility of providing municipal services to areas identified in the annexation program. The City shall involve property owners and community organizations from the extraterritorial jurisdiction, as well as those from the City itself, in formulating the five-year annexation program.

In formulating the annexation program, the City shall assign priority to annexing areas that are located within the geographic scope of its Certificate of Convenience and Necessity (CCN), within the geographic scope of another CCN that complies with the City of Fort Worth's standards for water and wastewater infrastructure, or within a Municipal Utility District that complies with such standards. Within these areas, the City shall assign low priority to large-lot (more than 1-acre) residential subdivisions not connected to City water and sewer systems, where a majority of the residents have expressed opposition to annexation.

The City wishes to allocate sufficient time for the transition of proposed annexation areas from the ETJ into the city. This transitional period would enable the City to arrange for the provision of adequate municipal services, and would enable affected

property owners to prepare for the impacts of annexation. Accordingly, the annexation program shall delay any City-initiated annexations for three years or more from the date of the annexation area's initial inclusion in the program. The following kinds of annexation areas, however, shall be exempt from this waiting period:

- Street rights-of-way;
- Enclaves existing as of the date of adoption of this policy (see Map 1, attached), with fewer than 100 lots or tracts containing residential dwellings;
- Interjurisdictional boundary adjustments;
- Areas with environmental conditions that pose an imminent threat to public health and safety, as determined by the City Council;
- Areas that are subject to extraordinary economic development projects; and
- Areas with the minimum length and width necessary to provide contiguity with the city limits for owner-initiated annexations.

Inclusion of an area in the five-year annexation program does not obligate the City to annex that area. Similarly, exclusion of an area from the five-year annexation program does not prevent the City from annexing the area.

### **VII. PREPARATION OF THREE-YEAR ANNEXATION PLAN**

In accordance with Section 43.052 of the Texas Local Government Code, the City of Fort Worth shall amend its annexation plan to identify certain areas that the City intends to annex. The annexation plan must include any proposed annexation area with 100 or more separate lots or tracts of land containing residential dwellings. An area identified in the plan may only be annexed beginning on the third anniversary of the date the plan is amended to include that area.

Upon adoption of the five-year annexation program, the Planning and Development Department shall identify those areas with 100 or more separate lots or tracts of land containing residential dwellings and schedule necessary amendments to the annexation plan. The three-year annexation plan will not necessarily contain all the areas that are included in the five-year annexation program.

### **VIII. EXTERNAL COMMUNICATION**

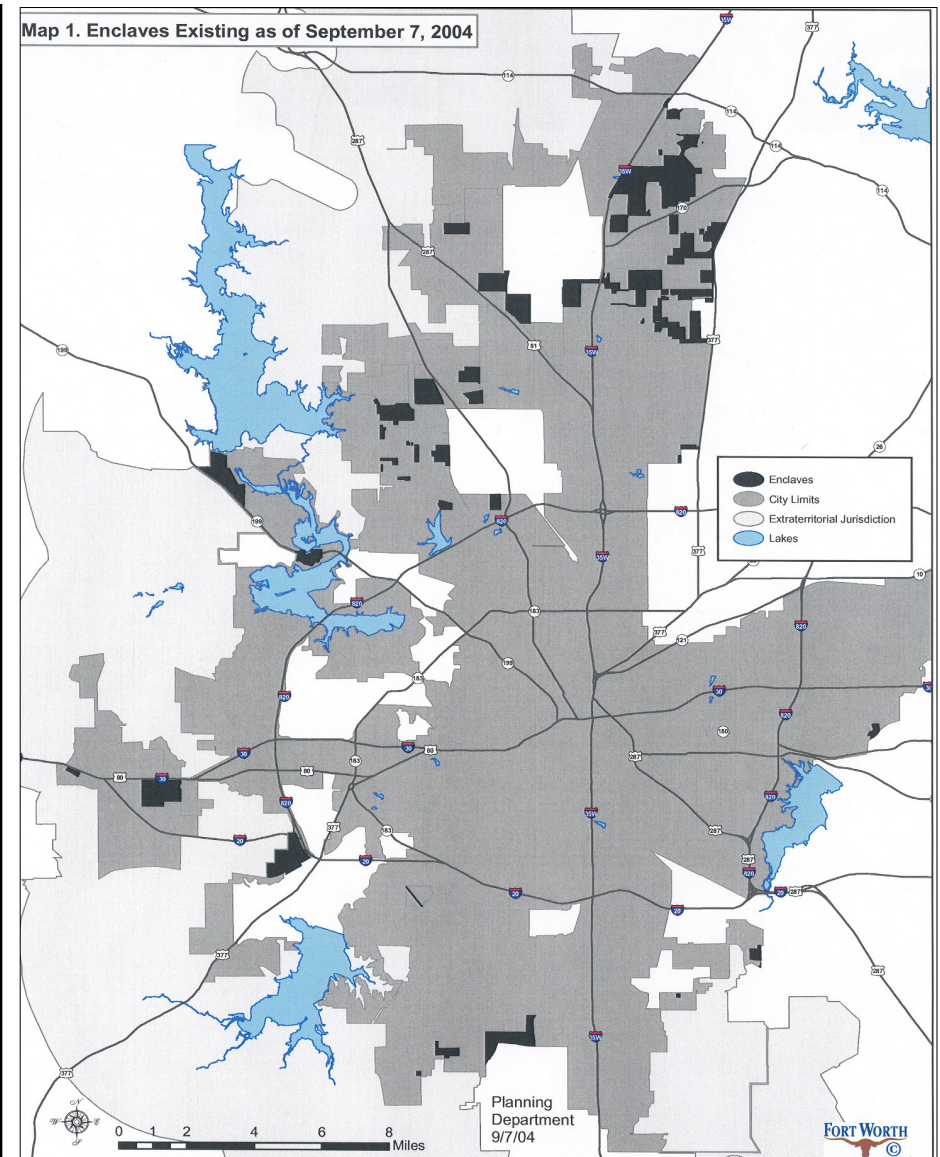
In addition to public hearing requirements established by Sections 43.0561 and 43.124 of the Texas Local Government Code, the City of Fort Worth shall seek to communicate with City residents, affected property owners and pertinent government agencies throughout the annexation process. The City shall use its website, community meetings, direct mail, the City Page, and other appropriate media to disseminate information about any City-initiated annexation. Upon request, the City's Community Relations Department shall assist affected property owners in establishing neighborhood organizations so as to facilitate communication with the City.



The City shall seek public comments during the annual update of the annexation program at meetings of various community organizations throughout the City and its extraterritorial jurisdiction. At these meetings, the City shall explain the benefits of annexation, including full municipal services; planning, zoning, health and safety regulations; economic development; and orderly growth. The City shall also explain the costs to be incurred by the City and by affected property owners as a result of annexation.

Prior to conducting formal public hearings on any City-initiated annexation, the City shall conduct one or more public information meetings to explain the purpose of the annexation and to describe the annexation process. The City shall notify affected property owners about these meetings by direct mail.

Upon adoption of any annexation ordinance, the City shall notify the pertinent county government agencies and affected property owners.



Enclaves are areas within the City's ETJ that are surrounded by the corporate limits of the City of Fort Worth and/or the corporate limits or ETJ of other municipalities or otherwise approved by Fort Worth City Council. The above map depicts enclaves that existed at the time the annexation policy was adopted. Several have since been incorporated into the city, and new enclaves have formed. (Source: Planning and Development Department, 2004.)

## **FIVE-YEAR ANNEXATION PROGRAM**

### **January 1, 2017 to December 31, 2021**

On September 7, 2004, the City Council adopted an annexation policy for the City of Fort Worth to provide more specific guidance for making annexation decisions, to be more proactive in identifying annexation areas, and to promote more meaningful citizen participation during the annexation process. The policy calls for the annual preparation of a five-year annexation program. The City Council adopted the first annexation program, as part of the Comprehensive Plan, on February 22, 2005.

This program identifies areas that the City wishes to consider for annexation during the succeeding five-year period. It expresses the City's intent to consider specific areas for annexation, but is not legally binding. Inclusion of an area in the program does not obligate the City to annex that area, nor does exclusion of an area from the program prevent the City from annexing the area. While the annexation program merely serves as a guide, its preparation enables the City to be more proactive in identifying areas that might be suitable for annexation and to involve affected property owners and other stakeholders well in advance of any annexation decisions. The program consists of this narrative and a set of maps and accompanying tables that describe the areas to be considered for annexation.

The annexation program is incorporated into the Comprehensive Plan and updated annually. The annexation program follows calendar years, and each year begins on January 1 and ends on December 31.

The City involves property owners and community organizations from the extrajurisdictional jurisdiction (ETJ), as well as those from within the City, in formulating the five-year annexation program. The City conducts meetings with pertinent local governments, property owners, and community organizations directly affected by potential annexations. In addition, the City conducts public hearings to receive comments on the annexation program from interested citizens. This narrative discusses the procedures followed to prepare the annexation program, the potential City-initiated and owner-initiated annexation areas over the next five years, the potential annexation areas over the subsequent six to twenty years, and the relationship of the annexation program to the City's Comprehensive Plan and capital improvement program.

#### **Procedure to Prepare Annexation Program**

The annexation policy provides that the Planning and Development Department and other pertinent departments, prepare the annexation program. Staff reviewed areas meeting the annexation criteria contained in the annexation policy, including:

- Enclaves,
- Areas of urban development,
- Designated growth centers,
- Areas posing an adverse environmental or financial impact if not annexed, and

- Areas deterring the City's option to expand.

The City assigned priority to areas that are located within the geographic scope of its Certificate of Convenience and Necessity (CCN) or within the geographic scope of another CCN that complies with the City of Fort Worth's standards for water and wastewater infrastructure. City staff from various departments, including Planning and Development, Water, Transportation and Public Works, Fire, Police, Financial Management, and Law, met to discuss potential areas satisfying the annexation criteria and to prioritize them for annexation over the next five years and beyond.

With this information, the Planning and Development Department prepared a draft annexation program for review and discussion by the City Council, pertinent county governments, property owners, and community organizations directly affected by the annexation program. City staff held individual work sessions with the City Council members and their appointed City Plan Commissioner and Zoning Commissioner. Citizens were also able to comment on the annexation program at a City Plan Commission public hearing and a City Council public hearing held as part of the annual update of the Comprehensive Plan.

#### **Potential City-Initiated Annexation, 2017–2021**

The following sections describe areas for which the City may wish to initiate annexation proceedings within the next five years. Map 1 and Table 1 show the annexation areas in relationship to the city limits. Any of these areas may be subject to property owner-initiated annexation before the year in which it is listed. Thirty-two potential City-initiated annexation areas, totaling 6,770 acres or 10.58 square miles, are included in the annexation program for the years 2017-2021.

The City wishes to allocate sufficient transition time for proposed annexation areas from the ETJ into the city. This transitional period enables the City to arrange for the provision of adequate municipal services, and enables affected property owners to prepare for the impacts of annexation. Accordingly, the annexation program delays City-initiated annexations, excluding enclaves and other areas described in the policy, for three years or more from the date of the area's initial inclusion.

#### **Year 1: 2017**

One area is identified for annexation in Year 1. Areas 13 is an enclave.

#### **Year 2: 2018**

Six areas are identified for annexation in Year 2. Areas 9-1, 29-4, 42, 50, 69 and 70 are enclaves. Areas 42, 69, and 70 are expected to experience urban development. Areas 9-1 and 29-4 are subject to a development agreement which expires in 2018. All areas are within Fort Worth's CCN boundary except area 50 which is in the Johnson County SUD.



### Year 3: 2019

Three areas are identified for annexation in Year 3. Areas 2, 43, and 56-1 are subject to development agreements which are scheduled to expire in 2019. Area 56-1 is located within a growth center, and along with areas 71 and 56-2 is expected to experience urban development due to the completion of Chisholm Trail Parkway/SH 121T. All areas are or will be in the City of Fort Worth's CCN boundary.

### Year 4: 2020

Eleven areas are identified for annexation in Year 4. Areas 23-1, 23-2, 46, 49, 52, 53, 56-2, 66-1, and 72. Area 52 is a limited-purpose annexation. Area 53 is expected to experience urban development. Areas 66-1 and 72 are adverse impact due to its proximity to Texas Motor Speedway. Properties with a development agreement that remain eligible after the development agreement expires may extend the agreement. All areas, except Area 72, are or will be in the City of Fort Worth's CCN boundary.

### Year 5: 2021

Ten areas are identified for annexation in Year 5. Areas 3-1 is expected to experience urban development. Areas 7, 12, 15-1, 22, 29-2, 29-3, 47, 48-1, 59, 66-2, 71 and 73-2 are enclaves. Area 66-2 and 73-2 are near Texas Motor Speedway and Alliance Airport and are scheduled for annexation to avoid adverse impacts associated with noise produced by these large developments. Area 3-1 and 73-2 are subject to development agreements which expire in 2021. Properties with a development agreement that remain eligible after the development agreement expires may extend the agreement. All areas, except Area 66-2, are or will be in the City of Fort Worth's CCN boundary. Area 71 is adjacent to areas 56-1 and 56-2 which are experiencing urban development due to the completion of Chisholm Trail Parkway/SH 121T.

### **Potential Owner-Initiated Annexation, 2017–2021**

The annexation program also considers areas within the City's ETJ where property owners may wish to initiate annexation and which may meet the annexation criteria noted in the policy. These areas are generally located in close proximity to water, wastewater, and fire services, and may be subject to valid preliminary plats, concept plans, or are anticipated sites for urban development. At this time, three potential owner-initiated annexation areas have been identified. Area J, the Edwards-Geren limited-purpose annexation area consists of 276 acres, scheduled to be annexed for full purposes by December 31, 2019. An enclave (Area 43) created by this limited-purpose annexation area will be considered for annexation through the City-initiated process at the same time. This area may be subject to an additional development agreement due to its agricultural exemption status, which would push the scheduled annexation beyond 2019. Area T includes the retirement community of the St. Francis Village. Due to the community's demographics, emergency services are a concern. Area ER, consisting of 830 acres that is part of the Eagle Ridge develop-

ment, is expected to be annexed by December 31, 2017.

### **Potential Annexation, 2022–2036**

The City has also evaluated enclaves, limited-purpose annexation areas, concept plans, and preliminary plats that may not be ready for annexation within the next five years, but may be considered in the next six to twenty years. Map 2 and Table 2 describe these areas in more detail. For enclaves and preliminary plats, these areas may not be within the City's CCN or be able to be served with City water, wastewater, or fire services in the near future. Limited-purpose annexation areas may be subject to development agreements with property owners, which require that portions of the areas be annexed for full purposes as they are platted.

Twenty-three potential annexation areas are considered for annexation during years 2022 to 2036. These areas consist of 17 existing enclaves, six areas with anticipated urban development, three potential enclaves, and one area of adverse impact. Additionally, 9 areas of anticipated owner-initiated annexation are noted.

The Walsh Ranch limited-purpose annexation area, Area H, consisting of 7,090 acres, is scheduled to be annexed for full purposes as sub-areas are platted with the full area to annexed by May 26, 2026. An enclave created by this limited-purpose annexation area may be considered for annexation through the City-initiated process at the same time.

### **Relationship to Comprehensive Plan and Capital Improvement Program**

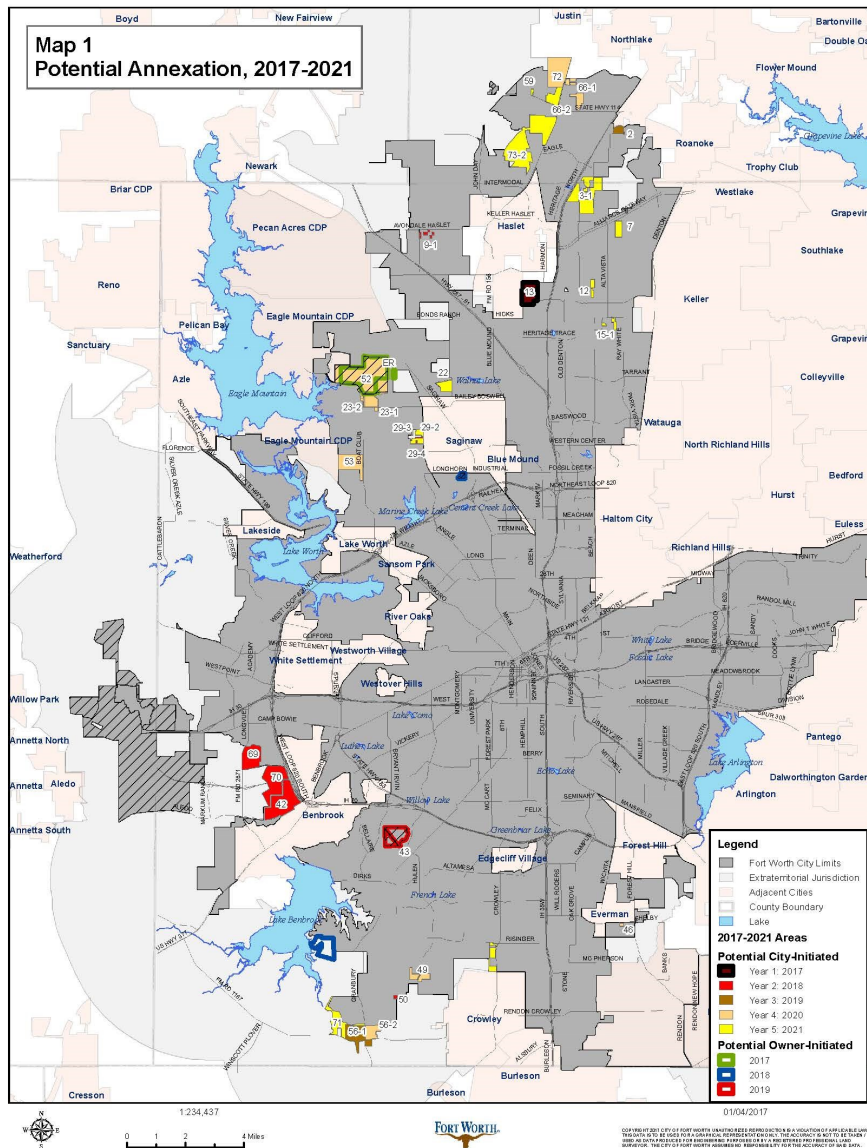
The Comprehensive Plan is a general guide for making decisions about the City's growth and development. It presents a broad vision for Fort Worth's future and describes major policies, programs, and projects to realize that vision. The Comprehensive Plan contains both the annexation program and the capital improvement program as appendices. These programs are revised as part of the annual update of the Comprehensive Plan.

In preparing its capital improvement program, the City must determine the feasibility of providing municipal services to areas identified in the annexation program. The City has identified capital improvements, beyond those covered by the current bond program, that will be necessary to provide adequate municipal services to the potential annexation areas. These improvements are addressed to the right according to the potential annexation year.

Year	Description of Needed Capital Improvements
Year 1: 2017	<p><u>Fire Stations:</u> Area 13 would be served by existing Fire Station 37.</p> <p><u>Roadways:</u> (Areas 13)</p> <p>To make comparable to area streets: <b>\$402,000</b>. Potential funding source: Development projects. To meet City standards: <b>\$85</b> million. Potential funding source: future traffic impact fee collection (after the 2018 study to add the annexed area to a fee service area), developer projects, bond programs (no earlier than 20 years after annexation).</p>
Year 2: 2018	<p><u>Fire Stations:</u> Area 9-1 would be served by existing Fire Station 34. Areas 29-4 would be served by existing Fire Station 40. Area 42 would be served by existing Fire Station 30. Area 50 would be served by existing Fire Station 36. Areas 69 and 70 would be served by existing Fire Station 23.</p> <p><u>Roadways:</u> (Areas 9-1, 29-4, 42, 50, 69, and 70)</p> <p>To make comparable to area streets: <b>\$460,000</b>. Potential funding source: Developer projects. To meet City standards: <b>\$112</b> million. Potential funding source: future traffic impact fee collection (after the 2023 study to add the annexed area to a fee service area), developer projects, bond programs (no earlier than 20 years after annexation).</p>
Year 3: 2019	<p><u>Fire Stations:</u> Areas 2 would be served by existing Fire Station 35. Area 43 would be served by existing Fire Station 26. Area 56-1 would be served by existing Fire Station 36.</p> <p><u>Roadways:</u> (Areas 2, 43, and 56-1)</p> <p>To make comparable to area streets: <b>\$500,000</b>. Potential funding source: Developer Projects. To meet City standards: <b>\$120,000</b> million. Potential funding source: future traffic impact fee collection (after the 2023 study to add the annexed area to a fee service area), developer projects, bond programs (no earlier than 20 years after annexation).</p>
Year 4: 2020	<p><u>Fire Stations:</u> Areas 23-1, 23-2, 29-3, 52, and <b>53</b> would be served by existing Fire Station 40. Area 46 would be served by existing Fire Station 28. Areas 47, 49 and 56-2 would be served by existing Fire Station 36. Area 66-1 would be served by existing Fire Station 11. Area 72 would be served by existing Fire Station 11.</p> <p><u>Roadways:</u> (Areas 23-1, 23-2, 46, 49, 52, 53, 56-2, 66-1, and 72)</p> <p>To make comparable to area streets: <b>\$500,000</b>. Potential funding source: Development projects. To meet City standards: <b>\$70</b> million. Potential funding source: future traffic impact fee collection (after the 2023 study to add the annexed area to a fee service area), developer projects, bond programs (no earlier than 20 years after annexation).</p>
Year 5: 2021	<p><u>Fire Stations:</u> Area 3-1 would be served by existing Fire Station 35. Area 7 would be served by existing Fire Station 38. Areas 12 and 15-1 would be served by existing Fire Station 37. Areas 22, 29-2 and 29-3 would be served by existing Fire Station 40. Areas 59, 66-2 and 73-2 would be served by existing Fire Station 11. Area 71 would be served by existing Fire Station 36. Area 48-1 would be served by existing Fire Station 29.</p> <p><u>Roadways:</u> (Areas 3-1, 7, 12, 15-1, 22, 29-2, 29-3, 47, 48-1, 59, 66-2, 71 and 73-2)</p> <p>To make comparable to area streets: <b>\$1.2 million</b>. Potential funding source: Development projects. To meet City standards: <b>\$100</b> million. Potential funding source: future traffic impact fee collection (after the 2023 study to add the annexed area to a fee service area), developer projects, bond programs (no earlier than 20 years after annexation).</p>

\*Water and Sewer: All extensions to be funded by developers of adjacent property and/or Water & Wastewater capital improvement program.

\*Roadways: that these costs do not include the cost of maintenance over the lifetime of the roadways.



Thirty-four City- and owner-initiated potential annexation areas are identified in the short-range annexation program between 2017 and 2021.

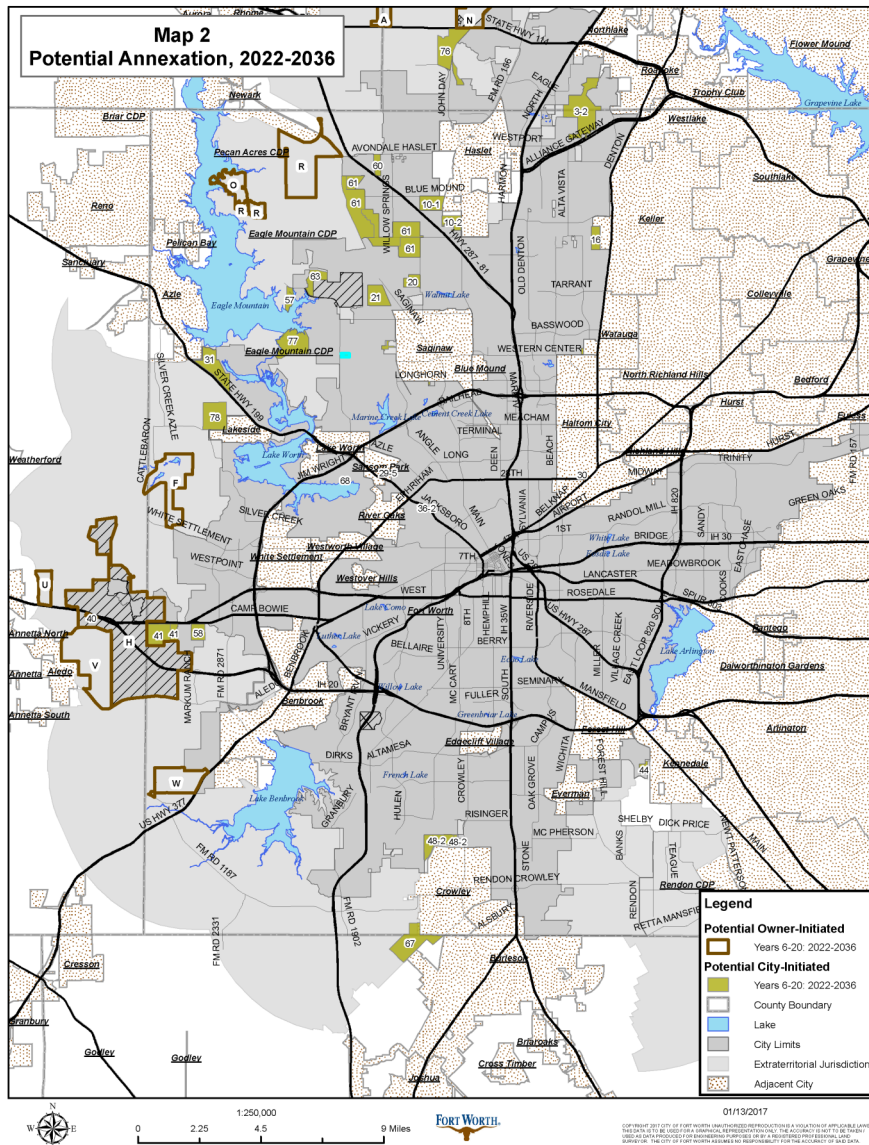
**TABLE 1: ANNEXATION PROGRAM  
POTENTIAL ANNEXATION 2017-2021**

Map ID #	CCN	Council District	Future Land Use	Acres	Res Parcels	Res Units	Non-Res Parcels	Criteria to be Met	Program Year	Comments
<b>POTENTIAL CITY-INITIATED ANNEXATION</b>										
13	City of Fort Worth	7	SF, INST, NC, LI	243	8	8	35	enclave	2017	Staff anticipates ability to provide services in 2017.
14	City of Fort Worth	7	RURAL	32	6	6	0	enclave	2018	Subject to development agreement to expire 2018.
15	City of Fort Worth	2	SUB	9	2	1	0	enclave	2018	Subject to development agreement to expire 2018.
42	City of Fort Worth	3	SF, INFRA	513	0	0	11	enclave	2018	Staff anticipates ability to provide services in 2018.
50	Johnson County	6	SF, NC	10	0	0	3	enclave	2018	Agreement currently in City's CCN. Staff anticipates ability to provide services in 2018.
69	City of Fort Worth	3	RURAL, SF	305	0	0	11	urban development	2018	Staff anticipates ability to provide services in 2018.
70	City of Fort Worth	3	SF	449	0	0	3	urban development	2018	Staff anticipates ability to provide services in 2018.
71	City of Fort Worth	7	IGC	55	0	0	3	enclave	2019	Eligible for development agreement.
43	City of Fort Worth	6	INFRA	7	0	0	3	enclave	2019	Electrical ROW will come into City with Edwards-Geren limited-purpose annexation area in 2019.
73	City of Fort Worth / None	8	MU	233	7	3	11	growth center	2019	Subject to development agreement to expire 2019.
74	City of Fort Worth	7	SF, INST, GC	156	3	3	5	enclave, urban development	2020	Subject to development agreement to expire 2020, which can be renewed in 2020 if the area is still eligible.
75	City of Fort Worth	7	GC, INST, INFRA	29	0	0	4	enclave	2020	Subject to development agreement to expire 2020.
46	City of Fort Worth	8	SF	8	2	1	0	enclave	2020	Large lot with one Ag exemption moved at Council Member's request.
76	City of Fort Worth	6	SF, INST	104	2	1	5	enclave	2020	Subject to development agreement to expire 2020.
52	City of Fort Worth	7	AG, RURAL, SUB, SF, NC	1,070	13	19	14	N/A. Annexed for limited purposes in 2002.	2020	Eagle Mountain Zone limited-purpose annexation area subject to 621/04 contact with property owners and City, decision no earlier than 1/1/09.
77	City of Fort Worth	7	SF, MDR, NC	300	0	0	1	urban development	2020	Eligible for Development Agreement as of 9/15/2016.
78	None	6	MU	136	0	0	2	urban development	2020	Subject to development agreement to expire 2020.
79	City of Fort Worth	7	GC	91	0	1	3	adverse impact	2020	Subject to development agreement to expire 2020.
80	City of Fort Worth / Northlake	7	GC	45	0	2	2	adverse impact	2020	Subject to development agreement to expire 2020.
<b>72</b>	Aqua Utilities, Inc. / None	7	RURAL, GC, LI	433	<b>84</b>	<b>78</b>	31	adverse impact	2020	Staff anticipates ability to provide services in 2019. Area to be added to 3-Year Annexation Plan in 2017.
81	City of Fort Worth	7	RURAL, SF, LI, IGC	441	9	6	26	enclave	2021	Subject to development agreement to expire 2021.
82	City of Fort Worth	7	AG, RURAL, MU, INFRA, LAKES & PONDS	86	30	26	4	enclave	2021	Subject to development agreement to expire 2021.
83	City of Fort Worth	7	RURAL	41	1	1	1	enclave	2021	Subject to development agreement to expire 2021.
84	City of Fort Worth	4	SF	37	2	3	4	enclave	2021	Subject to development agreement to expire 2021.
22	City of Fort Worth	7	SF	104	28	23	4	enclave	2021	Large lot and low priority for annexation.
28-2	City of Fort Worth	2	SUB	83	40	35	1	enclave	2021	Staff anticipates ability to provide services in 2017.
29	City of Fort Worth	2	SUB	6	0	1	1	enclave	2021	Subject to development agreement to expire 2021.
47	City of Fort Worth	6	SF, LDR, NC, LI	61	5	5	25	enclave	2021	Moved at Council Member's request.
48-1	City of Fort Worth	6	LI, INFRA	40	1	1	14	enclave	2021	Moved at Council Member's request.
49	City of Fort Worth	7	SF	10	3	2	0	enclave	2021	Subject to development agreement to expire 2021.
50	Aqua Utilities, Inc.	7	GC	134	1	1	32	enclave, adverse impact	2021	Eligible for Development Agreement.
71	City of Fort Worth	6	SF, MU	238	0	0	15	urban development	2021	Eligible for Development Agreement.
72	City of Fort Worth	7	GC, LI, IGC	915	2	2	20	adverse impact	2021	Subject to development agreement to expire 2021.

<b>POTENTIAL OWNER-INITIATED ANNEXATION</b>										
ER	City of Fort Worth	7	RURAL, SUB, SF, NC, INFRA	830	0	0	1	urban development	2017	Part of the proposed Eagle Ridge development.
T	City of Fort Worth	6	SF, LDR	256	2	400	12	urban development	2018	Emergency services concerns by property owner.
J	City of Fort Worth	6	MUGC	276	0	0	18	enclave	2019	Edwards-Geren limited-purpose annexation area to be full-purpose annexed on or after 12/31/19.

Areas with large bold lettering contain or are anticipated to contain 100 separate tracts of land with one or more dwelling units and have been added or will be added to the City's annexation plan in the appropriate year.

Shading in Map ID# column indicates area likely to be offered development agreement.



Twenty-three potential annexation areas are identified in the long-range annexation program between 2022 and 2036.

**TABLE 2: ANNEXATION PROGRAM**  
**POTENTIAL ANNEXATION 2022-2036**

Map ID #	CCN	Future Land Use	Acres	Res Parcels	Res Units	Vacant Res Parcels	Non-Res Parcels	Assessed Value (\$)	Criteria to be Met	Program Year	Comments
<b>POTENTIAL CITY-INITIATED ANNEXATION</b>											
<b>10-1</b>	City of Fort Worth	RURAL	386	<b>209</b>	<b>206</b>	3	10	61,001,844	enclave	6-20	Area to be added to 3-year annexation plan in 2017 for consideration in 2020.
68	City of Fort Worth	SF	21	0	0	0	2	1,009	enclave	6-20	Development agreement with city, subject to expire 2023.
<b>16</b>	City of Fort Worth	SF	173	<b>102</b>	<b>98</b>	0	17,491,040	enclave	6-20	6-20	Add to 3-yr plan in 2017 for consideration in 2020.
<b>3-2</b>	City of Fort Worth	RURAL, SF, NC, INFRA, MU	980	<b>163</b>	<b>80</b>	63	19	27,999,492	enclave	6-20	Populated area. Staff does not anticipate ability to provide services in 5 years.
10-2	Aqua Utilities, Inc.	RURAL, LI	183	50	49	1	2	14,150,606	enclave	6-20	Populated area not in City's CCN. Staff does not anticipate ability to provide services in 5 years.
	City of Fort Worth	LI	2	0	0	0	1	5,830	enclave	6-20	Portion of parcel not currently in City's CCN. Staff does not anticipate ability to provide services in 5 years.
<b>20</b>	Aqua Utilities, Inc.	MH	164	<b>119</b>	<b>117</b>	2	0	7,506,680	enclave	6-20	Populated area not currently in City's CCN. Staff does not anticipate ability to provide services in 5 years.
<b>21</b>	Aqua Utilities, Inc.	RURAL	341	<b>200</b>	<b>200</b>	0	2	44,060,670	enclave	6-20	Populated area not currently in City's CCN. Staff does not anticipate ability to provide services in 5 years.
29-5	City of Fort Worth	SF	42	4	4	0	2	255,186	enclave	6-20	Development agreement with city, subject to expire 2024.
30	City of Fort Worth	INST, INFRA, PUBPK	12	0	0	0	3	1,610,373	enclave	6-20	Area is not receiving water or sewer service.
<b>31</b>	City of Fort Worth	RURAL, SUB, INST, INFRA	508	<b>102</b>	<b>74</b>	28	15	23,025,164	enclave	6-20	Staff does not anticipate ability to provide services in 5 years.
	None	RURAL	10	<b>31</b>	<b>27</b>	4	11	2,417,026	enclave	6-20	Staff does not anticipate ability to provide services in 5 years.
36-2	City of Fort Worth	INFRA	6	0	0	0	1	418,460	enclave	6-20	Tarrant County facility, has been receiving water and wastewater service since 2010.
40	None	LI	29	0	0	0	1	116,160	enclave	6-20	Area not currently in City's CCN. Staff does not anticipate ability to provide services in 5 years.
<b>41</b>	City of Fort Worth	SF, NC, LI	421	2	2	0	14	2,769,495	enclave	6-20	Part of area not currently in City's CCN. Staff does not anticipate ability to provide services in 5 years.
	None	SF, NC	109	<b>225</b>	<b>149</b>	76	13	15,586,614	enclave	6-20	Area not currently in City's CCN. Staff does not anticipate ability to provide services in 5 years.
44	City of Kennedale	INFRA, LI	75	5	5	0	13	507,312	enclave	6-20	Area not currently in City's CCN. Staff does not anticipate ability to provide services in 5 years.
<b>48-2</b>	Aqua Utilities, Inc.	RURAL	341	<b>299</b>	<b>299</b>	0	2	51,159,265	enclave	6-20	Populated area not currently in City's CCN. Staff does not anticipate ability to provide services in 5 years.
	City of Fort Worth	RURAL	33	<b>18</b>	<b>18</b>	0	0	3,176,050	enclave	6-20	Staff does not anticipate ability to provide services in 5 years.
<b>57</b>	City of Fort Worth	SUB, SF, NC	121	<b>135</b>	<b>87</b>	48	27	31,156,269	urban development	6-20	Staff does not anticipate ability to provide services in 5 years.
58	City of Fort Worth	RURAL, NC	192	63	56	7	3	13,011,066	urban development	6-20	Staff does not anticipate ability to provide services in 5 years.
60	RGS Joint Venture (franchise)	RURAL	112	81	80	1	1	22,578,427	potential enclave	6-20	Populated area. Staff does not anticipate ability to provide services in 5 years.
<b>61</b>	Aqua Utilities, Inc.	RURAL, SUB, SF, NC, PRPK	960	<b>452</b>	<b>434</b>	18	8	14,614,662	potential enclave	6-20	Area not currently in City's CCN. Populated area. Staff does not anticipate ability to provide services in 5 years.
	City of Fort Worth	RURAL, SF, LI, PRPK, INFRA	1135	<b>267</b>	<b>259</b>	8	496	122,818,590	adverse impact	6-20	Populated area. Staff does not anticipate ability to provide services in 5 years.
<b>63</b>	City of Fort Worth	PRPK, SF	233	<b>159</b>	<b>147</b>	12	1	50,148,295	potential enclave	6-20	Populated area. Staff does not anticipate ability to provide services in 5 years.
67	Johnson County SUD	RURAL	675	1	1	0	20	3,895,737	urban development	6-20	Area not currently in City's CCN. Populated area. Staff does not anticipate ability to provide services in 5 years.
76	City of Fort Worth	SUB, SF, NC, LIC	646	0	0	0	15	11,156,093	urban development	6-20	Staff does not anticipate ability to provide services in 5 years.
77	City of Fort Worth	SUB, PUBPK	995	100	60	40	2	21,053,820	urban development	6-20	Staff does not anticipate ability to provide services in 5 years.
<b>78</b>	City of Fort Worth	RURAL, NC	554	<b>352</b>	<b>335</b>	17	1	857,56456	urban development	6-20	Populated area that has been receiving water since 2006. Staff does not anticipate ability to provide services in 5 years.
<b>POTENTIAL OWNER-INITIATED ANNEXATION</b>											
<b>A</b>	Aqua Utilities, Inc.	SF, NC, PRPK	331	<b>282</b>	<b>172</b>	110	8	18,392,717	urban development	6-20	Area not currently in City's CCN.
<b>F</b>	City of Fort Worth, Alvarado	SF, NC, PRPK	1,406	<b>203</b>	<b>133</b>	103	25	19,601,862	urban development	6-20	Part of area not currently in City's CCN.
H	City of Fort Worth	SF, MDR, NC, GC, MU, LI, PRPK	7,683	0	0	0	41	471,546	N/A. Annexed for limited purposes in 2003.	6-20	Walsh Ranch limited-purpose annexation area subject to 5/6/03 contract with property owners and City decision by 9/26/26.
N	Aqua Utilities, Inc.	RURAL, SUB, SF, NC	2,534	1	1	0	41	1,169,608	urban development	6-20	Area not currently in City's CCN.
<b>O</b>	Aqua Utilities, Inc.	SUB, SF, PRPK	546	<b>551</b>	<b>288</b>	263	26	132,825,577	urban development	6-20	Populated area not currently in City's CCN.
R	Aqua Utilities, Inc., City of Fort Worth, None	SF	2,270	0	0	0	33	236,019	urban development	6-20	Part of area not currently in City's CCN. Staff does not anticipate ability to provide services in 5 years.
U	None	AG	386	0	0	0	3		urban development	6-20	Area not currently in City's CCN. Staff does not anticipate ability to provide services in 5 years.
V	None	SF, NC	2,283	0	0	0	10		urban development	6-20	Area not currently in City's CCN. Staff does not anticipate ability to provide services in 5 years.
<b>W</b>	City of Fort Worth	RURAL, SF, PRPK	980	<b>261</b>	<b>80</b>	181	10	43,668,719	urban development	6-20	Staff does not anticipate ability to provide services in 5 years.

Areas with large bold lettering contain or are anticipated to contain 100 or more dwelling units and will be added to the City's annexation plan in the appropriate year.



